

Joel E. Tasca  
Nevada Bar No. 14124  
Madeleine Coles  
Nevada Bar No. 16216  
BALLARD SPAHR LLP  
1980 Festival Plaza Drive, Suite 900  
Las Vegas, Nevada 89135  
Telephone: (702) 471-7000  
Facsimile: (702) 471-7070  
tasca@ballardspahr.com  
colesm@ballardspahr.com

*Attorneys for Defendants Specialized Loan  
Servicing, LLC, Mortgage Electronic  
Registration Systems, Inc. & Federal National  
Mortgage Association d/b/a Fannie Mae*

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

BLAINE YAMAMOTO, an individual

Plaintiff,

v.

HOMEOWNERS FINANCIAL GROUP USA,  
LLC an Arizona limited liability company;  
JULINE CHUTUK, an individual; BRIAN  
ESPOSITO, an individual; GEICO  
INSURANCE AGENCY, LLC, a foreign  
limited liability company; SPECIALIZED  
LOAN SERVICING, LLC, a foreign limited  
liability company; MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS,  
INC., a Delaware corporation; FEDERAL  
NATIONAL MORTGAGE ASSOCIATION  
d/b/a FANNIE MAE, a corporation chartered  
by the U.S. Congress; DOES 1-10, inclusive;  
ROE ENTITIES 1-10, inclusive,

Defendants.

CASE NO. 2:23-cv-01142-APG-BNW

**STIPULATION AND ORDER  
EXTENDING TIME FOR  
DEFENDANTS MORTGAGE  
ELECTRONIC REGISTRATION  
SYSTEMS, INC., FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION D/B/A FANNIE  
MAE, SPECIALIZED LOAN  
SERVICING, LLC, AND  
HOMEOWNERS FINANCIAL  
GROUP USA, LLC  
TO RESPOND TO COMPLAINT**

**(Fifth Request)**

The current deadline for Defendants Mortgage Electronic Registration Systems, Inc., Federal National Mortgage Association d/b/a Fannie Mae, Specialized Loan Servicing, LLC, and Homeowners Financial Group USA, LLC (collectively, “Defendants”) to respond to Plaintiff Blaine Yamamoto’s (“Plaintiff”) Complaint is November 9, 2023. Counsel for Defendants and counsel for Plaintiff hereby stipulate

BALLARD SPAHR LLP  
1980 FESTIVAL PLAZA DRIVE, SUITE 900  
LAS VEGAS, NEVADA 89135  
(702) 471-7000 FAX (702) 471-7070

1 and agree that Defendants shall have up to and including December 11, 2023, to  
2 answer or otherwise respond to Plaintiff's Complaint.

3 This extension is necessary because the parties are currently engaged in  
4 settlement discussions and are hopeful that they will come to an early resolution of  
5 this case. Further, it remains unclear whether this case will proceed in state court or  
6 federal court. A decision by this Court regarding removal has been pending since  
7 September 22, 2023 (*see* ECF No. 24). An extension will ensure that any response to  
8 the complaint is filed in the correct action.

9 This is the fifth request to this Court for such an extension, and it is made in  
10 good faith and not for purposes of delay.

11  
12  
13 [Signature page continued on next page]  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

DATED this 8<sup>th</sup> day of November, 2023.

BALLARD SPAHR LLP

ARMAND LAW GROUP

By: /s/ Madeleine Coles

By: /s/ Armand Fried

Joel E. Tasca

Armand Fried

Nevada Bar No. 14124

Nevada Bar No. 10590

Madeleine Coles

8668 Spring Mountain Road, #110

Nevada Bar No. 16216

Las Vegas, Nevada 89117

1980 Festival Plaza Drive, Suite 900

(702) 781-1999

Las Vegas, Nevada 89135

armandfried@msn.com

*Attorneys for Defendants Specialized Loan  
Servicing, LLC, Mortgage Electronic  
Registration Systems, Inc. & Federal National  
Mortgage Association d/b/a Fannie Mae*

*Attorneys for Plaintiff*

PRHLAW LLC

By: /s/ Charles H. McCrea

Charles H. McCrea

Nevada Bar No. 104

Paul R. Hejmanowski

Nevada Bar No. 94

520 South Fourth Street, Suite 360

Las Vegas, Nevada 89101

*Attorneys for Defendants Homeowners  
Financial Group USA, LLC, Juline Chutuk,  
and Brian Esposito*

### ORDER

IT IS SO ORDERED:

  
UNITED STATES MAGISTRATE JUDGE

DATED: 11/9/2023

BALLARD SPAHR LLP  
1980 FESTIVAL PLAZA DRIVE, SUITE 900  
LAS VEGAS, NEVADA 89135  
(702) 471-7000 FAX (702) 471-7070